

Wheelwrights Cottage West Street, Sompting

Lancing

Guide Price £500,000



Wheelwrights Cottage West Street

Sompting, Lancing

This charming 3-bed cottage has traditional features, 2 reception rooms, wooden kitchen, modern bathroom, cloakroom, utility room, versatile loft, south-facing garden, off-road parking, flint outbuilding, and storage sheds.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Double Bedroom Cottage
- Two Reception Rooms
- Traditional Cottage Style Kitchen
- Four Piece Bathroom Suite
- Ground Floor Cloakroom
- Utility Room
- Useable Loft Room
- Fantastic Size South Facing Rear Garden
- Off Road Parking For Multiple Vehicles
- Please Take A Look At Our Virtual Tour And Walk Through Video



Living Room

14' 6" x 12' 6" (4.42m x 3.81m)

Exposed wooden floorboards, feature cast iron fireplace, column radiator.

Dining Room

15' 4" x 9' 3" (4.68m x 2.83m)

A lovely size dining room with double French patio doors opening on to garden, log burner, column radiator, stairs leading up to first floor, opening to kitchen.

Kitchen

9' 11" x 10' 8" (3.02m x 3.26m)

Beautiful traditional cottage style wooden kitchen units and drawers, Rangemaster cooker, butler ceramic sink, window overlooking rear garden.

Utility Room

3' 1" x 7' 7" (0.94m x 2.30m)

Wall mounted combi boiler, plenty of storage and space and plumbing for washing machine.

WC

3' 2" x 8' 7" (0.97m x 2.61m)

A useful ground floor cloakroom comprising WC with high flush cistern, wall mounted wash hand basin and column radiator.



Bedroom

9' 9" x 10' 9" (2.98m x 3.27m)

Double bedroom with double glazed window overlooking the rear garden, cast iron column radiator, door leading in to walk in wardrobe with potential to create an en-suite.

Bedroom

9' 1" x 12' 7" (2.77m x 3.83m)

Further good size double bedroom, exposed wood flooring, cast iron column radiator, double glazed window.

Bedroom

8' 8" x 12' 6" (2.64m x 3.82m)

Further double bedroom, exposed wood flooring, cast iron column radiator, double glazed window.

Bathroom

GARDEN

Fantastic size rear garden with a southerly aspect, leading out from dining room to a large patio, substantial lawn area, mature shrubs and trees, flint outbuilding, further sheds, side access from the front of the property through gate.

DRIVEWAY





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

107.2 m²

1155 ft²

Reduced headroom

6.9 m²

75 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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